

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 25, 2015

7:00 Matthew Fenske called the meeting to order.

Members present: Matthew Fenske, Dewey Bultsma, Joel Terpstra, Tim Irwin and Tim Grifhorst.

Members absent: Marvin Bennink and James Szejda.

Also Present: Greg Ransford, Kevin DeVisser, Phil Lenger and James VanEss

Approval of Agenda: Dewey Bultsma provided a motion to approve the agenda with the addition of Lake Michigan Estates – Minor Map Admendment. Joel Terpstra seconded the motion and was carried unanimously.

Approval of the Minutes: Tim Grifhorst provided a motion to approve the Minutes from July 28, 2018 Planning Commission Meeting. Dewey Bultsma seconded the motion and was carried unanimously.

Non-Agenda Items: No Items at this time.

7:10 pm New Business:

- Site Plan Review Application
 - Home Specialist – Northern Drive – 70-10-24-400-073
 - Proposed 14,400 square foot building for offices, work shop and storage for home construction business

Mr. DeVisser stated that his company would like to construct a new building to consist of new office space, work shop and storage related to their business. Mr. DeVisser stated that there has been a change in the façade which includes wood grain cement board if the metal façade is no longer accepted as an option.

Dewey Bultsma asked what other building materials will be used besides the cement board.

Mr. DeVisser stated that split faced block will be another product.

Matthew Fenske asked what the percentage of windows and cement board would be for the customer parking area and building frontage.

Mr. DeVisser stated about 30 percent would be used.

Greg Ransford stated that Mr. DeVisser maybe approved as presented but will not be able to proceed until moratorium if lifted. He also stated that the deck will need to meet set-back requirements.

Joel Terpstra questioned the location of the dumpster and the enclosure.

Mr. DeVisser stated that the truck docks will be sunken and would like a 40 yard dumpster to be located within one of the docks for easier access for trash removal.

Matthew Fenske asked about the fire system and if the Fire Chief had any concerns.

Mr. DeVisser stated that the building will be fully equipped with a fire suppression system.

Greg Ransford stated that the Fire Chief is pleased with the system that is presented.

Dewey Bultsma had questions about how the water runoff will be captured.

Mr. DeVissed stated that the run-off will be captured in a gutter system and proper drainage will occur.

Joel Terpstra questioning if the will be enough privacy coverage to the residential neighborhood that abuts to his property.

Mr. DeVisser said that a six (6) foot privacy fence will be installed along the property line.

Joel Terpstra provided a motion to approve the Site Plan as shown with the following conditions:

1. Cement board siding with split-block façade.
2. 40 yard dumpster to be located within the sunken truck bay.
3. Six (6) foot privacy fence made of cedar to shield residential neighborhood.
4. Deck will be approved administratively by Greg Ransford.
5. Gutter drains will be buried to storm system and will be approved at occupancy.

Tim Grifhorst seconded the motion and was carried unanimously.

- Lake Michigan Estates – Minor Map Admendment

Mr. Lenger would like the side yard set-back to be worded as 25 feet instead of the current wording of 35 feet. The lot in question is a corner lot and to have future development these changes are necessary. Mr. Lenger would like the new set-backs for Ivy Grove South and also Ivy Grove North.

Greg Ransford stated that drawn to scale is 25 foot residential and for corner lots is 35 foot.

Old Business:

- Text Amendment
 - **Section 10.06, 11.06 and 12.06**

After much discussion and input by the Planning Commission regarding the moratorium that was placed on Sections 10.06, 11.06 and 12.06 for the following districts C-1, C-2 and Industrial, it was recommended that Greg Ransford provide new written language for the approval from the Planning Commission.

10:00 pm Matthew Fenske provided a motion for adjournment. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant